

6th District Update



Fearey's First Edition

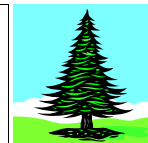
Aaaauuggghhh! Where has the time gone? It has been a long time since we got a new edition of the 6th District Update prepared and posted on the web site. A lot has happened since the last one (things like running a campaign and then trying to get caught up after running a campaign). I will try to give some brief updates about things that have gone on in the last few months instead of going into great depth on any one issue.

Genesis Health Club: Genesis came back to the Council on Tuesday, June 21, 2005 and requested an extension of their Industrial Revenue Bond Letter of Intent. In a vote that I feel was true to my word, I voted against the extension. I had always said that when the issue came back, I would use our new Economic Development Policy and would deny the property tax abatements. Instead I voted against any extension at all. I feel that this does not put future economic development projects at risk and also brings this project back into line with our internal guidelines.

Casinos in Wichita: This is certainly an issue at the forefront of people's minds as our State Legislature is meeting in special session to try to adequately fund our public schools. I think some of the pertinent questions around this issue are 1) Do I support casino gambling? Personally, no. I don't gamble, never have and most likely never will. That said, however, I do think that if South Central (SC) Kansas is going to have a casino, it should be in Wichita. We have made such a large investment in our downtown and museum area, that we need to have other major regional draws located in the same area. No matter where in SC Kansas a casino is built, it is likely that most of the people frequenting it will be Wichitans. That means most of the increase in associated problems will be born by Wichita's taxpayers. Therefore it only makes sense to me that all of the extra economic development, tourism and shared income should also be Wichita's. 2) What about the Park City proposal? In addition to the above, although the Park City proponents say that their facility will increase attendance at Wichita events, that is hard to visualize now that they are including a convention center, a large hotel, banquet rooms, etc. to the proposal. A rhetorical question would be "how does this all fit in with Century II and the new Arena?" 3) Why isn't the City Council stepping out and stating some kind of a position? First, there has been talk about a non-binding resolution being put to a vote in the area. This would let all of us know what the people of our region want and perhaps where they want it (depending on the ballot wording). Second, casino gambling so far seems to be going nowhere fast in the State Legislature. Until, and if, it does the City Council's hands are effectively tied. Finally, since our hands are tied, Wichitans are better served by the Council continuing on with the business of the city instead of bringing up an issue that is going to be highly controversial.

Continued on page 2.

Evergreen Neighborhood City Hall
2700 N. Woodland
Suite D
Wichita, Ks 67204

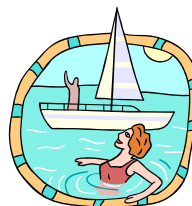


North Waste Water Treatment Plant/Kingsbury Site

After many months of committee meetings, three sites for the future North Wichita Waste Water Treatment Plant were taken to a public meeting for input. All of the information was then presented to the 6th District Advisory Board. The vote of the DAB was to recommend a 20-acre site in the northwest corner of Site 4 south of 53rd and just east of Hoover. This site is located within the larger Kingsbury site – a site originally purchased for the expansion of the local landfill. This site was approved by City Council at their April 26 workshop (it had been deferred from the April 19 Council meeting).

Also approved at the time was the master plan for the future development of the Kingsbury site. Currently, the city has leased the sand mining rights for the site to Cornejo and Sons. As they mine the sand, they will be able to create large lakes. The lakes will then become the focus for park and recreational opportunities on the land. At this time, the final development of the site shows several sports fields, mountain bike trails, open play areas and picnic areas, a swimming beach, nature trails, and a boat rental facility. Although the final development of the site is still several years away, the park can be started as Cornejo

moves ahead with the mining operation and water features are completed. This should be a regional park that residents of District 6, the City and the County can all use and be proud of.



Old Town to get a Marriott Hotel

On May 3, 2005, the City Council approved incentives designed to enhance the developer's return on investment and level the playing field between more expensive downtown redevelopment projects and more lucrative commercial developments in suburban areas. The incentive package includes industrial revenue bonds, a HUD Section 108 loan under the Biz Loan Program, special assessment financing under the Façade Improvement Program, property and sales tax abatements with payment-in-lieu-of-taxes and certain Infrastructure improvements.



*Return on
Investment*

Central Rail Corridor Improvements

Work has finally started on the Central Rail Corridor Improvement project after much negotiating with the railroads, lengthening the time schedule for completion of the project, and reviewing the art elements involved in the work.

Bids were opened on February 18, 2005 with Dondlinger and Sons the low bidder. The project scope changes reduced the original base bid and all add alternates from \$73,199,202.55 to \$57,444,084.60 for a total savings of \$15,755,117.95 over the original bids.

The original bids were over the estimates and had to be rejected. By lengthening the project from 30 to 38 months, enough money was saved that most of the artwork could be reincorporated into the project. Not only will the project be a great help when traveling across town, help with our air quality as motorist will not have to sit with engines running while waiting for the tracks to clear, be more quiet for neighborhoods along the tracks because of better quality tracks and no need to blow the whistles as much, but will be a great looking project that enhances the neighborhoods surrounding it.



FEAREY'S FIRST EDITION continued

Talking about putting something to a vote is one thing; starting an influx of never ending public debates, public agenda speakers, phone calls and emails serves no purpose other than making moving our city ahead more difficult.

Home Rule: At the 11th hour of this year's regular State Legislature session, Senator Phil Journey introduced a bill that made any local control over the sale, background checks, etc. of guns in non-compliance with state law. What this did was to make Wichita's local gun ordinances that were approved *by a vote of the people* invalid. On Tuesday, June 21, 2005, the Council was forced to change this ordinance in order to not put our Police Department trying to enforce local ordinances that couldn't stand up to state laws. Whether or not you are "pro or anti gun control" the much bigger issue here is home rule. We read that the Senate and House are debating a constitutional amendment taking away the court's power regarding school funding yet they had no qualms about taking away *the Wichita voter's power* to make decisions that they feel serve our city best. What might be next – no local zoning ordinances, no local health ordinances, no local code ordinances... This seems to me to be the consummate example of a group wanting their cake and eating it too.

By the way...I want to let you all know that I am thrilled to be back at City Hall representing the 6th District. Working together, we can make the next four years productive for the 6th District and for the City. I feel that I ran a good, clean campaign based on the facts and my reputation. I'm glad that a majority of you agreed and voted for me. I promise to keep trying to "Involve Citizens in City Government" for the next four years. Please be involved by coming to Council meetings and workshops, attending DAB meetings, attending the 4th Saturday of the month Breakfasts, reading the 6th District Update, calling me, emailing me or stopping by the office to visit. Most of all, please make a difference in your own neighborhood by joining with your neighbors to get things done and to make your little neck of the woods the best place it can be to live in.

Sharon Fearey

WE'RE ON THE WEB
www.wichita.gov

Supplemental Agreement for Improvements to Parking Lot in Riverside Park (District VI)



The Council approved major modifications to the Riverside Park System in the CIP. On November 14, 2000, the City approved an agreement with Wilson Darnell Mann P.A.

(WDM) to design the improvements.

The Contract for Architectural Services with WDM lists the construction related services which the design team will provide, and includes the phrase, "Should the project scope or budget be revised upward at any point during the process, the design team will be compensated accordingly through supplemental agreement(s)."

The Riverside Park project included the construction of a new 187 stall parking lot on the east side of Nims for people using the park. The desire of Park Department and the Riverside community was to minimize the amount of pavement in the park, so the

parking lot was designed with about 1/3 (64 stalls) constructed from concrete, while the remaining 2/3 (123 stalls) was constructed using grass-pave. This is a plastic "egg crate" material which is filled with sod to give an attractive grass surface with sufficient durability for occasional vehicular traffic. This area was planned as overflow parking for special events only.

The renovated park with its many new amenities quickly became more popular with the public than was anticipated, and the parking lot was consistently used by more vehicles than could be contained on the concrete areas. The grass-pave area was unable to handle the abuse of constant vehicular traffic, so it quickly became very worn with areas of dead grass and exposed dirt.

This Supplemental Agreement between the City and WDM provides for the design and preparation of bid documents to convert the center portion of the parking lot, including 55 stalls, from the existing grass-pave to

concrete with appropriate drainage. The construction will be bid, and the construction contract will be brought to Council for approval. However, the Supplemental Agreement does include the architect's services for inspection, field staking, administration and testing during the construction process.

The fees for work included in the Supplemental Agreement are as follows:

Services performed during the construction phase \$10,400.00

(If construction is not approved, these services will not be required and the city will not be charged.)

Architectural services for Design, Construction Documents and Bidding Services performed during the construction phase. \$5,160.00

Total services included in the Supplemental Agreement. \$15,560.00

Wichita State University's Self-Help Network to Help with Community Development Corporation Education and Development

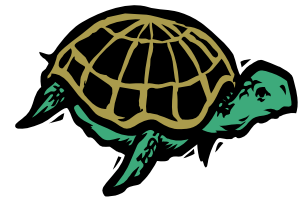
Several local community groups are interested in carrying out revitalization activities and are in need of training and other assistance in order to be more effective. Because of this need, the City has contracted with WSU's Self-Help Network to assist neighborhoods in learning about, and possibly developing, Community Development Corporations (CDCs) in their area.

The Network has been meeting on a regular basis with the 21st Street Plan stakeholders on the development of their CDC. They are in the process of identifying stakeholders, contacting stakeholders, determining boundaries, and developing plans that will help their CDC do redevelopment work and economic development projects in the 21st Street corridor.

The Network has also been assisting Historic Midtown is replying to questions from the IRS regarding the formation of their CDC. The goal of this CDC is to primarily do the rehabilitation of existing houses in the Midtown area.

Playground Equipment

We removed the turtle in Evergreen Park and the turtle in North Woodland Park- both tested positive for lead paint. Evergreen was tested through Rex Smith of S. W.I.P.E. and North Woodland through Environment Health Department and KDHE.



We have completed an inventory of all park playgrounds. The inventory reveals we have 33 concrete features. We plan to remove 6 of these as they are cracked or have a chunk missing.

Robert Kempton, Environmental Health Department, plans to test three other features. These are – East Cessna Park, curved climbing wall; Central Riverside Park – turtle; Grove Park, either the Dolphin or Silo Climber. We will determine if we need to do more testing or removal of old concrete play features based on these three test results. In general it takes 3 – 5 days to get the test results back from the lab.

This and That

***It's** great to have a garage sale and get your closets cleaned out. It is also great when your trash becomes someone else's treasure. What is not great is to see those garage sale signs still up after the sale is over. The city's sign code states that these signs cannot be put in public property. That means that most of the signs out there are illegally placed. It is almost impossible, however, for city staff to have enough time to remove all of these signs. Therefore, it is up to each of the sale holders to be sure that closing out the sale includes removing all of the signs they put up.

***Remember** that motorized scooters and mini motorcycles fall under the same laws as any other motorized vehicle.

***Aren't** the new splash fountains great? The city now has three in operation with the one in Riverside Park operational as soon as possible. With this fun, however, comes responsibility. Dogs *are not* allowed to be in any fountains. Children should not sit on the jets – they are more powerful than one might think and could potentially hurt a very young child. Do not wade or let children wade in fountains that are not designed specifically for public use. The water in these fountains is not chemically treated and could lead to illnesses in people who come into contact with the water.

***Have** you noticed that part of the median at 21st and Coolidge has been removed? This is to allow for a better turning movement for fire trucks leaving the new station on Coolidge.

***Work** on the 21st Street Bridge over West Branch of Chisholm Creek (at St. Francis Street) has begun. The work will be completed in two phases. During Phase 1, only one lane of eastbound traffic will be allowed. Signage for westbound traffic detours will be posted. This work should be completed by October. During Phase 2, estimated to last approximately three months, 21st Street will be open to two-way traffic with one lane of traffic in each direction.

***The** zone change from single-family 5 to limited industrial with a protective overlay to limit permitted uses and provide screening/buffering for Wichita Concrete Pipe (near 37th and Broadway) was approved at the June 21, 2005 City Council meeting. The company will be required, among other things, to build a concrete/masonry wall at least eight feet in height, set the wall back a minimum distance of 50 feet from the west and 30 feet from the north property and right-of way lines, dedicate a 50-foot wide bike path easement along the west line of the property for eventual construction of a path, limit the height of stored concrete products to 10 feet within 100 feet of the wall and 15 feet elsewhere on the property, and place all of the same requirements for this property on the applicant's existing property to the east. The final requirement will make the company's current site come into conformance with today's type of requirements for buffering and screening residences from uses that are not appropriate for residential areas.

Reintegration of Offenders

One recommendation that came out of a Wichita State University Assembly on Community Reconnection – A New Beginning for Offenders was that an Offender Re-entry Task Force be formed. The Task Force provided recommendations on governance, community safety, support services, employment and housing.

On April 6, 2004, the City Council was asked to consider participating in a pilot program for offender re-entry with Sedgwick County and the Kansas Department of Corrections. The pilot project would target high-risk offenders leaving Kansas prisons and entering Sedgwick County. The pilot project would address the critical needs of offender re-entry.

Staff next took the issue to the District Advisory Boards and to the Alternative Correctional Housing Board for review and recommendations. The DABs all recommended that the city support the re-entry pilot project and that the Alternative correctional Housing Advisory Board continue its work.

The proposed pilot program would serve 150 high-risk offenders scheduled for release in Sedgwick County. Many offenders need assistance in finding suitable housing, developing job skills, securing employment, addressing substance abuse and finding assistance for mental health needs. The pilot program is designed to address these and other risk factors to ensure that parolees are given the assistance they need for successful reintegration.

The Council approved the pilot project and authorized staff to work with the Kansas Department of Corrections and Sedgwick County to determine the extent and scope of the City's involvement in this project. Since that time, the state has allocated more money for the project in order to lessen the financial impact to Wichita and Sedgwick County.